

020.A

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0306.0

Map

Block

Lot

1 of 1

Condominium

CARD

ARLINGTON

APPRaised:

Total Card / Total Parcel

362,900 / 362,900

USE VALUE:

362,900 / 362,900

ASSESSED:

362,900 / 362,900

**PROPERTY LOCATION**

No	Alt No	Direction/Street/City
18		HAMILTON RD, ARLINGTON

OWNERSHIP

Unit #: 306

Owner 1: TORRESYAP GAY

Owner 2:

Owner 3:

Street 1: 18 HAMILTON RD UNIT 306

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02474 Type:

PREVIOUS OWNER

Owner 1: LEDUC ELISABETH -

Owner 2: -

Street 1: 18 HAMILTON RD 306

Twn/City: ARLINGTON

St/Prov: MA Cntry:

Postal: 02474

NARRATIVE DESCRIPTION

This parcel contains Sq. Ft. of land mainly classified as Condo with a Condo Garden Building built about 1985, having primarily Brick Exterior and 616 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 3 Rooms, and 1 Bdrm.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R6	APTS LOW		water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0	Sq. Ft.	Site			0	0.	0.00	6050																

IN PROCESS APPRAISAL SUMMARY

Use Code		Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description		User Acct
102		0.000	362,900			362,900			
Total Card		0.000	362,900			362,900	Entered Lot Size		
Total Parcel		0.000	362,900			362,900	Total Land:		
Source:		Market Adj Cost		Total Value per SQ unit /Card:	589.12	/Parcel: 589.1	Land Unit Type:		

PREVIOUS ASSESSMENT

Parcel ID								
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value
2020	102	FV	352,600	0	.	.	352,600	352,600 Year End Roll
2019	102	FV	343,900	0	.	.	343,900	343,900 Year End Roll
2018	102	FV	284,800	0	.	.	284,800	284,800 Year End Roll
2017	102	FV	255,700	0	.	.	255,700	255,700 Year End Roll
2016	102	FV	255,700	0	.	.	255,700	255,700 Year End
2015	102	FV	240,200	0	.	.	240,200	240,200 Year End Roll
2014	102	FV	214,000	0	.	.	214,000	214,000 Year End Roll
2013	102	FV	214,000	0	.	.	214,000	214,000

SALES INFORMATION

TAX DISTRICT							PAT ACCT.			
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes	
LEDUC ELISABETH	73654-104	1	11/15/2019		390,000	No	No			
LEDUC SHEILA CO	66179-537		10/5/2015	Convenience		1	No	No		
LINDSAY WILLIAM	55196-151		8/18/2010		205,000	No	No			
KOVACH THOMAS	28995-191		8/21/1998		85,000	No	No	Y		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
2/27/2020	SQ Returned	JO	Jenny O
1/23/2020	SQ Mailed	MM	Mary M
12/13/2017	Measured	DGM	D Mann
5/6/2000		197	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA _____ / _____ / _____

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH										
Type: 7 - Condo Garden		Full Bath: 1	Rating: Average	A Bath:	Rating:	BK; 19219 PG; 593, Building Number 18.																
Sty Ht: 1 - 1 Story		3/4 Bath:	Rating:	A 3QBth:	Rating:																	
(Liv) Units: 1	Total: 1	1/2 Bath: 0	Rating: Average	A HBth:	Rating:																	
Foundation: 3 - BrickorStone		OthrFix:	Rating:																			
Frame: 2 - Steel		OTHER FEATURES				RESIDENTIAL GRID																
Prime Wall: 7 - Brick		Kits: 1	Rating: Average	1st Res Grid	Desc: Line 1	# Units: 1																
Sec Wall:	%	A Kits:	Rating:	Level	FY LR DR D K FR RR BR FB HB L O																	
Roof Struct: 4 - Flat		Frpl: 0	Rating: Average	Other																		
Roof Cover: 1 - Asphalt Shgl		WSFlue:	Rating:	Upper																		
Color: BRICK						Lvl 2																
View / Desir:						Lvl 1																
GENERAL INFORMATION																						
Grade: C - Average		CONDOS INFORMATION																				
Year Blt: 1985	Eff Yr Blt:	Location: R - Rear																				
Alt LUC:	Alt %:	Total Units:																				
Jurisdct:	Fact: .	Floor: 3 - 3rd Floor		REMODELING				RES BREAKDOWN														
Const Mod:		% Own: 0.762099981		Exterior:	No Unit	RMS	BRS	FL														
Lump Sum Adj:		Name: 35 - 6050		Interior:	1	3	1	0														
INTERIOR INFORMATION				Additions:																		
Avg Ht/FL: STD		Phys Cond: AV - Average	20. %	Kitchen:																		
Prim Int Wall: 2 - Plaster		Functional:		Baths:																		
Sec Int Wall:	%	Economic:		Plumbing:																		
Partition: T - Typical		Special:		Electric:																		
Prim Floors: 4 - Carpet		Override:		Heating:																		
Sec Floors:	%	Total:	20.4 %	General:	Totals	1	3	1														
Bsmnt Flr:		CALC SUMMARY				COMPARABLE SALES																
Subfloor:		Basic \$ / SQ: 320.00		Rate	Parcel ID	Typ	Date	Sale Price														
Bsmnt Gar:		Size Adj.: 1.47402596																				
Electric: 3 - Typical		Const Adj.: 1.04957998																				
Insulation: 2 - Typical		Adj \$ / SQ: 495.075																				
Int vs Ext: S		Other Features: 32716																				
Heat Fuel: 1 - Oil		Grade Factor: 1.00																				
Heat Type: 3 - Forced H/W		NBHD Inf: 1.35000002																				
# Heat Sys:		NBHD Mod:																				
% Heated: 100	% AC: 100	LUC Factor: 1.00																				
Solar HW: NO	Central Vac: NO	Adj Total: 455870																				
% Com Wall	% Sprinkled:	Depreciation: 92998		Juris. Factor:		Before Depr:	668.35															
		Deprecated Total: 362873		Special Features: 0		Val/Su Net:	589.12															
				Final Total: 362900		Val/Su SzAd:	589.12															
MOBILE HOME				WtAv\$/SQ:	AvRate:	Ind.Val:																
Make: [] Model: [] Serial #: [] Year: [] Color: []																						
SPEC FEATURES/YARD ITEMS				PARCEL ID				020.A-0001-0306.0														
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value					
More: N	Total Yard Items:																					
	Total Special Features:																					
	Total:																					